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10
CALCULATED POSITION PER
RECORDS OF SURVEY 491714 & 561423
BY JAMES A. SEWELL & ASSOCIATES

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11
CALCULATED POSITION PER
RECORD OF SURVEY 561423
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SPRING CREEK

SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST,

BOISE MERIDIAN, BONNER COUNTY, IDAHO

NOTES

1. WATER IS PROVIDED BY CITY OF SANDPOINT.
2. SEWAGE DISPOSAL IS PROVIDED BY CITY OF SANDPOINT.
3. THE ROADS WITHIN THIS SUBDIVISION ARE PUBLIC, AND HAVE BEEN CONSTRUCTED TO CITY STANDARDS FOR MAINTENANCE.
4. THE COORDINATES GIVEN FOR I.S.P. MON. #1 AND #2 ARE ON THE IDAHO STATE PLANE COORDINATE SYSTEM (IDAHO WEST). THESE ARE GRID COORDINATES BASED ON THE U.S.G.S. MONUMENT DESIGNATED "SNP A" TO CONVERT GROUND DISTANCES TO GRID DISTANCES MULTIPLY BY 0.999880281 (COMBINED FACTOR). TO CONVERT GROUND BEARINGS TO GRID BEARINGS ADD 1°05'28" TO ALL NORTHEAST AND SOUTHWEST BEARINGS AND SUBTRACT 1°05'28" FROM ALL NORTHWEST AND SOUTHEAST BEARINGS. THE BASIS OF BEARINGS OF THIS PLAT IS NOT THE IDAHO STATE PLANE COORDINATE SYSTEM.
5. A 10' WIDE UTILITY EASEMENT, PARALLEL TO THE INTERIOR ROADS AS SHOWN HEREON, ENCUMBERS EACH LOT.
6. A 16' WIDE DRAINAGE EASEMENTS AFFECT LOTS 2, 3, 4, 5, 7, 8, 9, & 10 IN BLOCK 4, AS SHOWN HEREON.
7. SANDPOINT AIRPORT IS ADJACENT TO THE SUBJECT, USE OF THE AIRPORT GENERATES SUBSTANTIAL NOISE, AND THAT USE IS EXPECTED TO INCREASE.
8. A DRAINAGE EASEMENT, AS SHOWN ON SHEET 3 OF 3, AFFECTS LOTS 3, 4, 5, 6, 7 AND 8 OF BLOCK 3 AND THE COMMON AREA.
9. THE OWNER'S DEDICATE THE STRIP OF LAND ALONG BOYER AVENUE, AS SHOWN HEREON, TO THE CITY OF SANDPOINT AS PUBLIC RIGHT OF WAY FOR PEDESTRIAN ACCESS.
10. A 10' WIDE UTILITY EASEMENT, 5' EACH SIDE OF THE LOT LINE COMMON TO LOTS 5 AND 6, BLOCK 3, AFFECTS SAID LOTS, AS SHOWN ON SHEET 3 OF 3.
11. A 20' WIDE SEWER EASEMENT, PARALLEL WITH THE PEDESTRIAN ACCESS, AS SHOWN ON SHEET 3 OF 3, AFFECTS LOT 1, BLOCK 1. THE SEWER LIFT STATION WITHIN THIS EASEMENT SHALL BE ENCLOSED BY AN 8' HIGH FENCE AS DIRECTED BY THE ENGINEER OF RECORD.
12. A 25' WIDE UTILITY EASEMENT, PARALLEL WITH AND LYING EASTERLY OF THE BOYER AVENUE RIGHT OF WAY, AFFECTS LOTS 1 AND 6, BLOCK 1, LOTS 1 AND 3, BLOCK 2 AND LOTS 1 AND 3 THROUGH 7, BLOCK 3, AS SHOWN ON SHEET 3 OF 3.

LEGEND

- SET 3/4" REBAR W/ ALUMINUM CAP MARKED PLS 9905.
- SET 3/4" REBAR W/ ALUMINUM CAP MARKED PLS 9905, 1' BACK FROM FRONT LOT LINE (DIMENSION SHOWN IS TO FRONT LOT LINE OR ALONG ACTUAL PROPERTY LINE).
- o FOUND CORNER, AS NOTED.
- () AS SHOWN ON RECORD OF SURVEY, INSTRUMENT 476731, RECORDS OF BONNER COUNTY, IDAHO.
- [] AS SHOWN ON RECORD OF SURVEY, INSTRUMENT 370681, RECORDS OF BONNER COUNTY, IDAHO.
- { } AS SHOWN ON RECORD OF SURVEY, INSTRUMENT 506127, RECORDS OF BONNER COUNTY, IDAHO.
- Δ1 I.S.P. MONUMENT, SET 3/4" REBAR W/ALUMINUM CAP, PLS No. 9905, IN MONUMENT CASE. (N=2420536.0908, E=2428637.5311) TO BE SET AFTER THE RE-PAVING OF BOYER AVENUE IS COMPLETE.
- Δ2 I.S.P. MONUMENT, SET 3/4" REBAR W/ALUMINUM CAP, PLS No. 9905, IN MONUMENT CASE. (N=2421212.0368, E=2429333.7704)

SURVEYOR'S NOTE

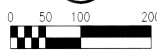
THIS SURVEY WAS PERFORMED USING A 6 SECOND TOTAL STATION, AND USING REAL TIME KINEMATIC (RTK) GLOBAL POSITION SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	45.00'	32°16'17"	25.35'	57°43'32"E 25.01'
C2	45.00'	75°31'17"	59.08'	N51°42'11"E 54.93'
C3	100.00'	45°15'28"	78.99'	N08°32'11"W 76.95'
C4	125.00'	69°32'34"	151.72'	S03°36'22"W 142.58'
C5	200.00'	22°37'52"	79.00'	N27°03'43"E 78.48'
C6	50.00'	30°27'23"	26.58'	N74°03'47"E 26.27'
C7	20.00'	32°16'17"	11.26'	S74°33'02"E 11.12'
C8	75.00'	3°42'34"	4.86'	N29°18'38"W 4.85'
C9	20.00'	59°32'37"	20.78'	N60°56'13"W 19.86'
C10	20.00'	43°25'30"	15.16'	S67°34'43"W 14.80'
C11	50.00'	17°52'18"	15.60'	N54°48'07"E 15.53'
C12	50.00'	18°29'59"	16.14'	N43°58'32"E 16.07'
C13	20.00'	55°58'59"	19.54'	S62°43'02"E 18.77'
C14	12.00'	107°25'10"	22.50'	N35°34'54"E 19.34'
C15	12.00'	75°40'48"	15.85'	N20°38'07"W 14.72'
C16	12.00'	83°08'50"	17.41'	N79°57'04"E 15.93'
C17	16.00'	51°35'43"	14.41'	N10°33'05"W 13.93'
C18	16.00'	51°35'43"	14.41'	S41°32'38"W 13.93'

NOTE:

LOTS IN THIS PLAT ARE SUBJECT TO BUILDING SETBACK RESTRICTIONS AS SHOWN ON SHEET 3 OF 3.



SCALE IN FEET
(1"=100')

SEE DETAIL B
SHEET 3 OF 3

FOUND 5/8" REBAR W/ PLASTIC CAP, PLS 6107
(SET 3/4" REBAR W/ ALUMINUM CAP, PLS 9905
BEARS N89°18'50"E, 1.59' FROM INITIAL POINT)

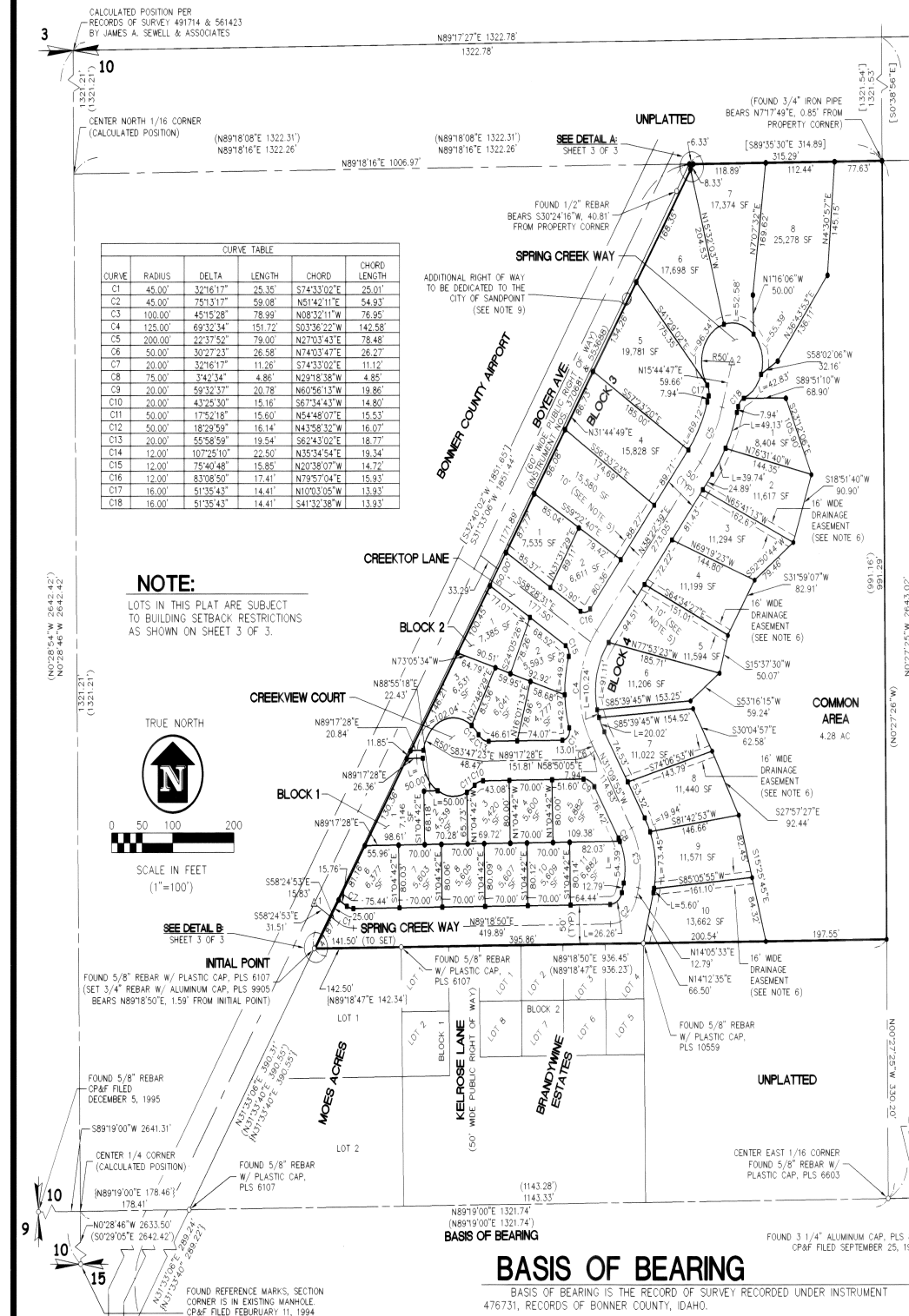
FOUND 5/8" REBAR
CP&F FILED
DECEMBER 5, 1995

FOUND 5/8" REBAR
W/ PLASTIC CAP,
PLS 6107

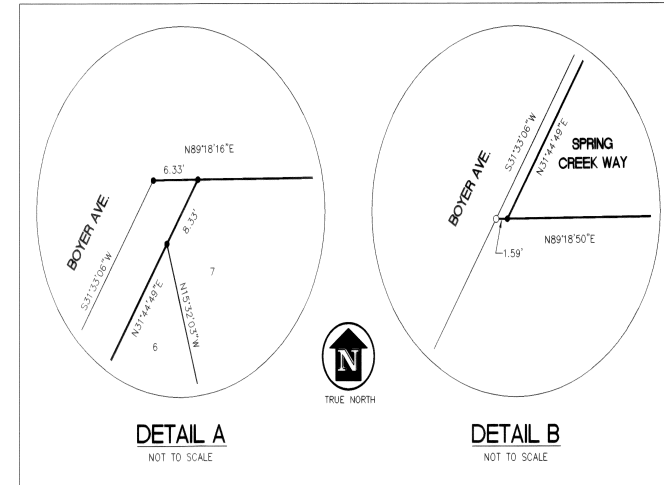
FOUND REFERENCE MARKS, SECTION
CORNER IS IN EXISTING MANHOLE.
CP&F FILED FEBRUARY 11, 1994

BASIS OF BEARING

BASIS OF BEARING IS THE RECORD OF SURVEY RECORDED UNDER INSTRUMENT
476731, RECORDS OF BONNER COUNTY, IDAHO.



SECTION 10, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



THE DRAINAGE EASEMENT, AS SHOWN HEREON, CONSISTS OF A 10 FEET WIDE CORRIDOR FOR THE EXTENSION OF AN EXISTING CULVERT AND A 25 FEET WIDE CORRIDOR FOR THE FLOW OF WATER ALONG THE EXISTING NATURAL GROUND.



S.10, T.57N., R.2W., B.M. 	SHEET TITLE: <h1 style="text-align: center;">SPRING CREEK</h1>	DATE: 05-29-07
		SCALE: AS SHOWN
	<h2 style="text-align: center;">James A. Sewell and Associates, LLC</h2> <p style="text-align: center;">1205 HIGHWAY 2, SUITE 101 SANDPOINT, IDAHO 83864, (208) 263-4160</p>	DRAWN: CIMA
		CHECKED: MWD/MET 2004-05-03 CAD FILE: 349-PORTER.DWG
		SHEET 3 OF 3